041.0	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	917,500	/	917,500
USE VALUE:	917,500	/	917,500
ASSESSED:	917,500	/	917,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98	-100	RAWSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUSHI PETRIT/MANUSHAQUE
Owner 2:	
Owner 3:	
Street 1:	98 RAWSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GARBER NORMAN/TRUSTEE -
Owner 2:	LILLIAN REALTY TRUST -
Street 1:	1365 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2634 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	473,500		444,000	917,500
Total Card	0.103	473,500		444,000	917,500
Total Parcel	0.103	473,500		444,000	917,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.33 | /Parcel: 348.3

Legal Description

User Acct: 27624

GIS Ref

GIS Ref

Insp Date: 10/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 041.0-0001-0010.0

!3383!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	473,600	0	4,500.	444,000	917,600	917,600	Year End Roll	12/18/2019
2019	104	FV	367,300	0	4,500.	471,800	839,100	839,100	Year End Roll	1/3/2019
2018	104	FV	367,300	0	4,500.	344,100	711,400	711,400	Year End Roll	12/20/2017
2017	104	FV	344,100	0	4,500.	299,700	643,800	643,800	Year End Roll	1/3/2017
2016	104	FV	344,100	0	4,500.	255,300	599,400	599,400	Year End	1/4/2016
2015	104	FV	305,900	0	4,500.	249,800	555,700	555,700	Year End Roll	12/11/2014
2014	104	FV	305,900	0	4,500.	205,400	511,300	511,300	Year End Roll	12/16/2013
2013	104	FV	318,500	0	4,500.	195,400	513,900	513,900		12/13/2012

PRINT

Date	Time
12/10/20	18:39:08

LAST REV

Date	Time
04/26/19	08:34:31

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3383

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARBER NORMAN/T	47740-558		6/30/2006		585,000	No	No		
GARBER FREDERIC	25727-183		10/11/1995		1	No	No		A

USER DEFINED

Prior Id # 1:	27624
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2005	260	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	MEAS&NOTICE	HS	Hanne S
1/13/2009	Meas/Inspect	294	PATRIOT
9/15/2006	MLS	HC	Helen Chinal
10/28/2005	Fieldrev-Chg	BR	B Rossignol
2/28/2000	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	443,999	Spl Credit
Total:	444,000										

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09718907
Const Adj.:	0.98194265
Adj $ / SQ:	183.154
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643312
Depreciation:	169834
Depreciated Total:	473478

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

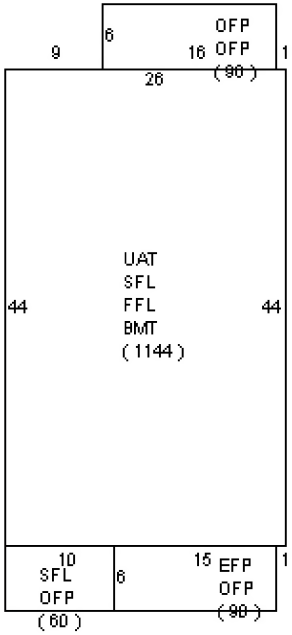
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	183.15
Special Features:	0	Val/Su Net:	112.47
Final Total:	473500	Val/Su SzAd	201.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,204	183.150	220,517
BMT	Basement	1,144	54.950	62,858
FFL	First Floor	1,144	183.150	209,528
OFP	Open Porch	342	20.940	7,161
UAT	Upper Attic	286	128.210	36,667
EFP	Enclos Porch	90	56.440	5,079

Net Sketched Area:	4,210			Total:	541,810
Size Ad	2348	Gross Are	5068	FinArea	2634

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X14	A	AV	2016	0.00	T	2.4	104						

More: N	Total Yard Items:		Total Special Featues:		Total: